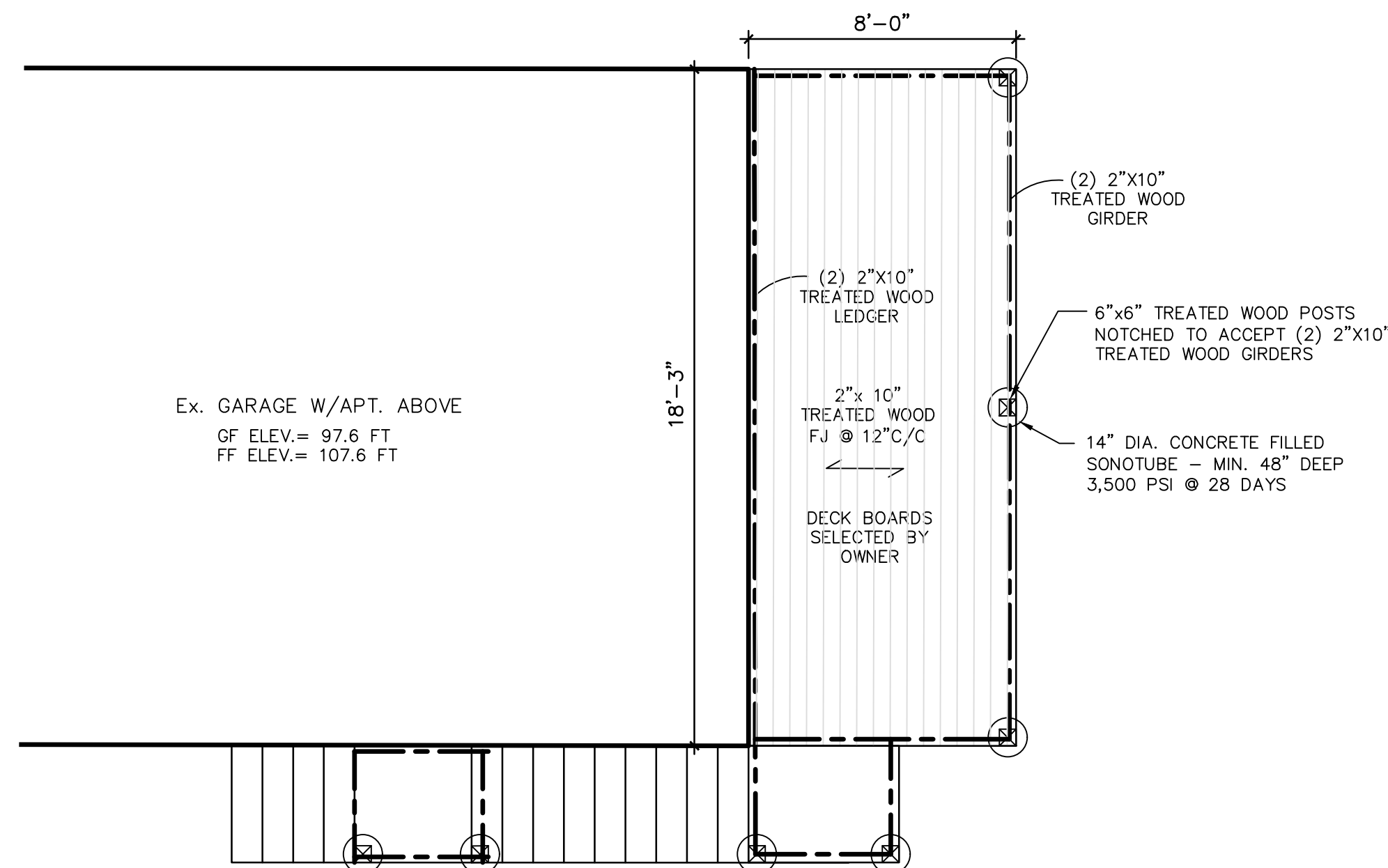


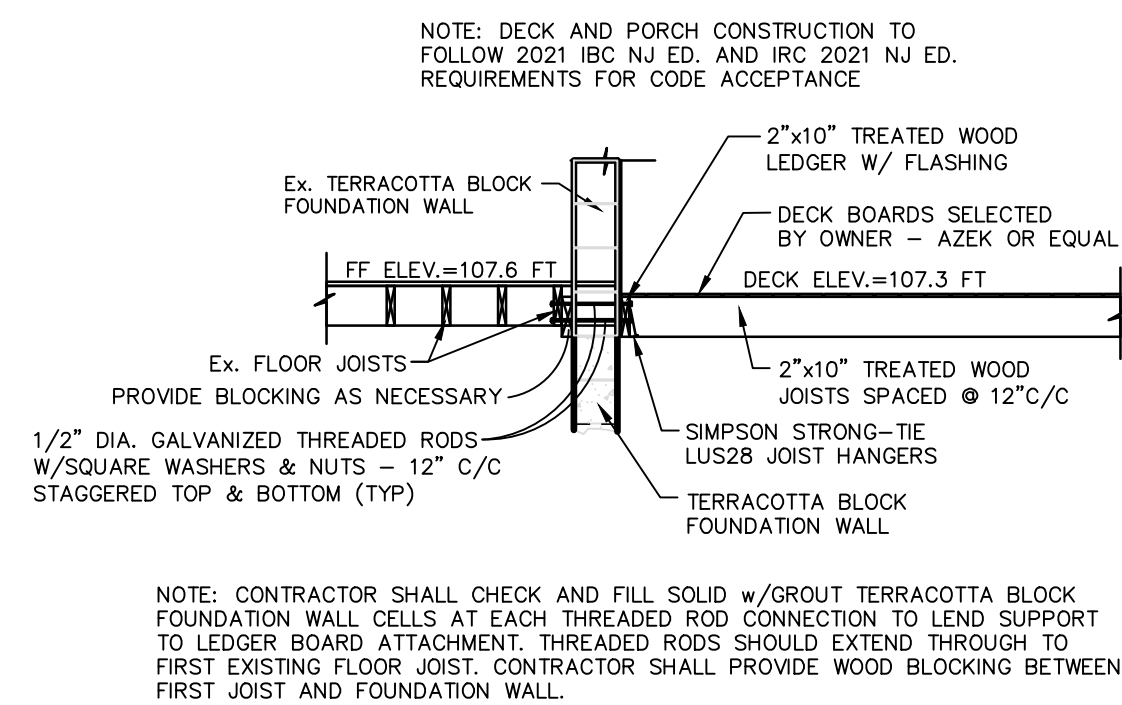
RIGHT SIDE VIEW
1/4" = 1'-0"



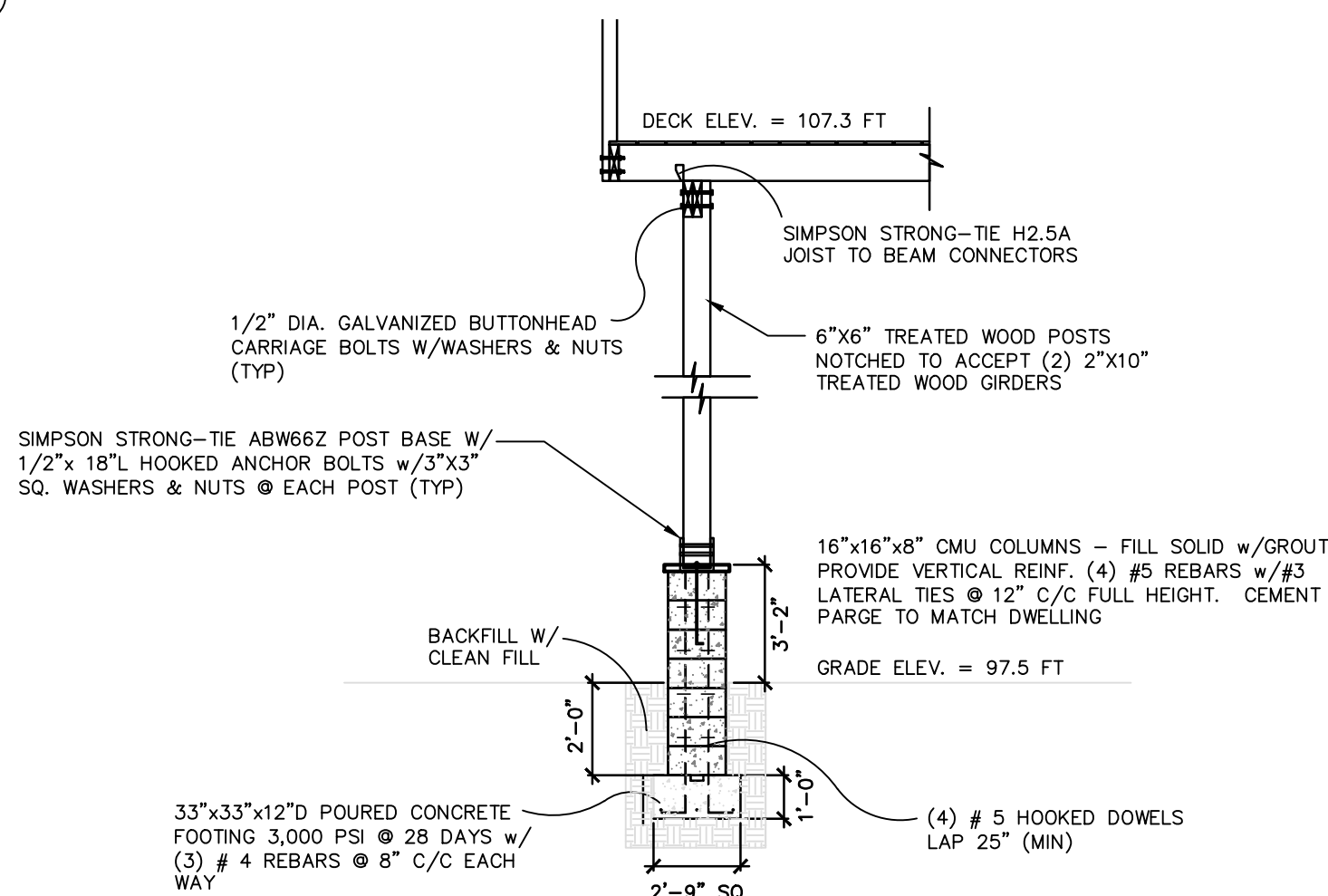
REAR VIEW
1/4" = 1'-0"



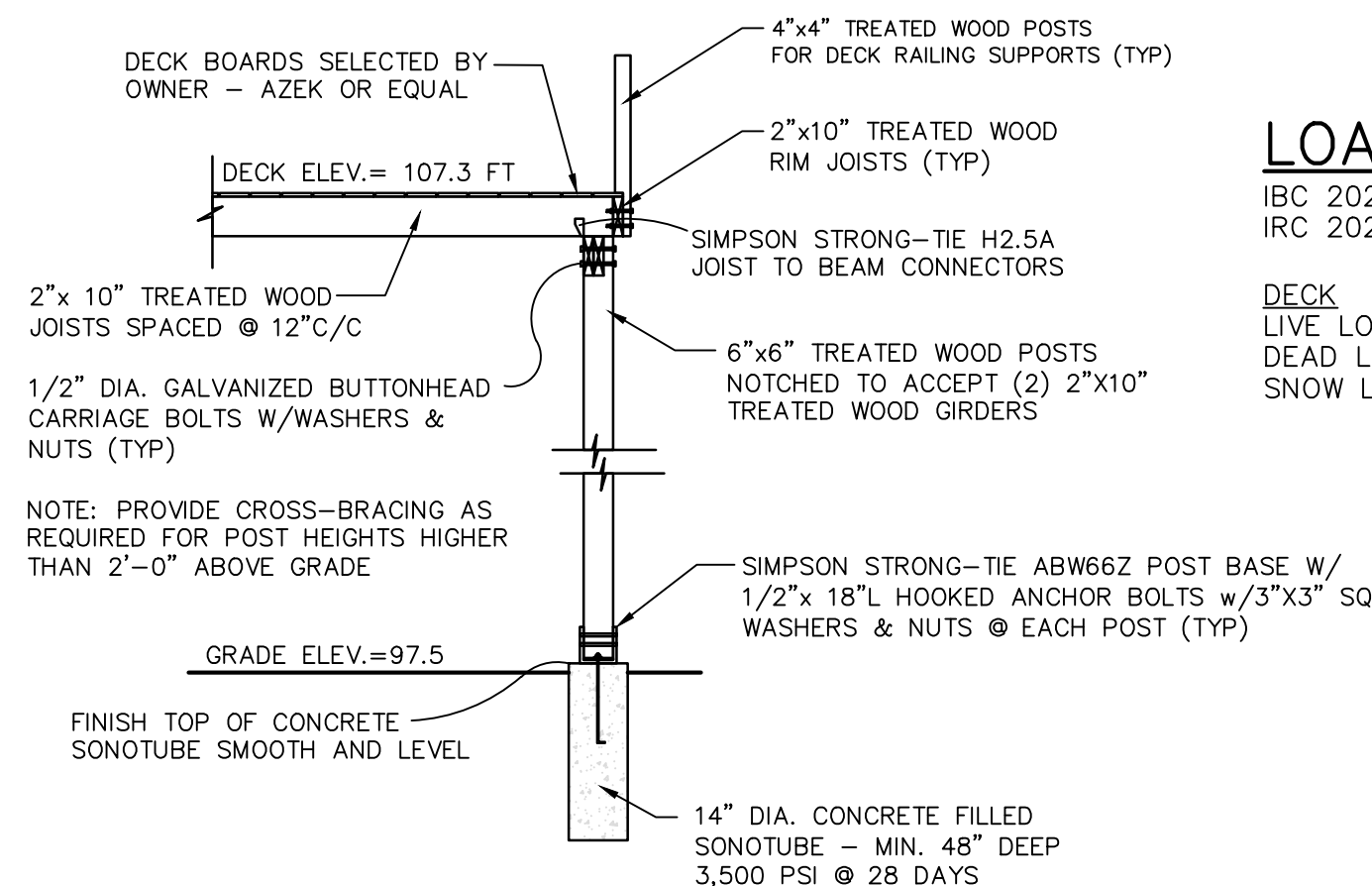
PLAN VIEW
1/4" = 1'-0"



LEDGER DETAIL
1/4" = 1'-0"



OPTIONAL POST WITH
MASONRY PIER DETAIL
1/4" = 1'-0"



DECK POST DETAIL
1/4" = 1'-0"

LOAD DATA
IBC 2021 NJ ED. SECT 1607
IRC 2021 NJ ED. SECT. R301

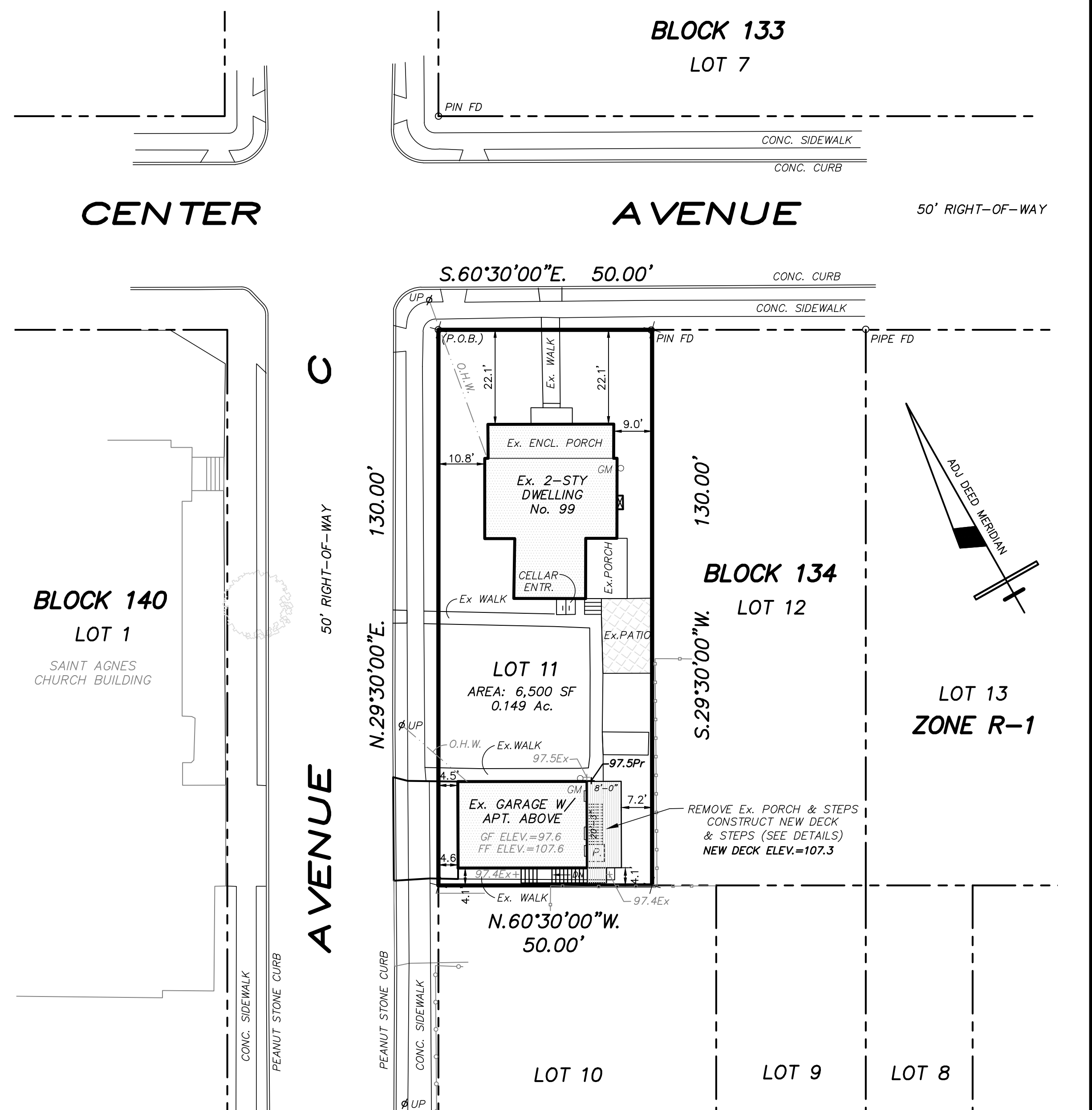
DECK	40 LBS/SF
LIVE LOAD	10 LBS/SF
DEAD LOAD	20 LBS/SF
SNOW LOAD	

ZONE DATA

R-1 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	6,500 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	75 FT	50.0 FT(E)	NO CHANGE
PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	20 FT	10.8 FT(E)	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	9.0 FT(E)	NO CHANGE
TOTAL TWO SIDE YARD SETBACKS	20 FT	76.1 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	N/A	NO CHANGE
MAXIMUM BUILDING HEIGHT	2-1/2 STY	2 STY	NO CHANGE
35 FT		24.7 FT	NO CHANGE
ACCESSORY BUILDING & STRUCTURES			
MINIMUM SIDE YARD SETBACK	5 FT	4.1 FT(E)	0.5 FT(V)*
MINIMUM REAR YARD SETBACK	5 FT	15.5 FT	7.2 FT
MAXIMUM BUILDING HEIGHT	1 STY	2 STY(E)	NO CHANGE
16 FT		21.0 FT(E)	NO CHANGE
BULK REQUIREMENTS			
MAXIMUM BUILDING COVERAGE	25 %	25.6 % (E)	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	50 %	37.1 %	NO CHANGE
MINIMUM GROSS FLOOR AREA	1,500 SF	>1,500 SF	NO CHANGE

(E) = PRE-EXISTING NON-CONFORMING CONDITION
(V) = REQUIRED VARIANCE
* = MEASURED TO LINE OF PROPOSED DECK AND STAIRS



PLOT PLAN
1" = 20'


VARIANCE PURSUANT TO LAND USE ORDINANCE SECTION 150-24 APPROVED BY THE ATLANTIC HIGHLANDS PLANNING BOARD ON: _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

No.	DATE	REVISION	BY
1	8-01-24	REVISE NEW STAIR LOCATION	ARS

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN

31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

DECK REPAIR PLAN FOR DANIELLE & ZACHARY WINNERLING BLOCK 134 LOT 11 TAX MAP SHEET No. 27 ATLANTIC HIGHLANDS BOROUGH, MONMOUTH COUNTY, NJ				 ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LIC. NO. 35405
DATE: 1-14-24	SCALE: AS SHOWN	DESIGN BY: ARS	PROJECT NO.: 2202066	